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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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Oliver Lake Real Estate

AUCTION

Lakefront Property!
Seasonal Cabin with
110" of Frontage on
Oliver Lake
Property Sells ABSOLUTE
NO RESERVE!



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
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• Neil Snyder • Justin Nicodemus • Toni Derry

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MetzgerAuction.com

Auction Manager:

Dodie Hart
260-463-1717



SATURDAY, MAY 20 3 PM

Property Location: 1310 E. 1450 S., LaGrange, IN
Live Auction to be conducted onsite!



NAA
REALTOR

REALTOR

LAA
LAKESHORE AUCTION
ASSOCIATION

REAL ESTATE AUCTION TERMS

Lakefront Seasonal Cabin on Oliver Lake Selling Absolute!

This property will be offered at Absolute Auction on Saturday, May 20, 2023 at 3 pm. Selling regardless of price! Bid Live In-Person or Online! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$10,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before June 23, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$2,705.02. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Absolute Auction: Saturday, May 20, 2023 at 3 pm
Selling Regardless of Price! Bid Live In-Person or Online!**

**1310 E. 450 S., Lagrange, IN 46761
Johnson Township • Lagrange County**


***Auction Manager: Dodie Hart 260.463.1717
<https://bidmetzger.com/auctions/>***



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
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Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202312933	1310 E 450 S	Lagrange	IN 46761	LP \$0
	Area LaGrange County	Parcel ID 44-10-17-100-020.004-010	Type Site-Built Home	Waterfront Yes
	Sub None	Cross Street	Bedrm 0	F 1
	Township Johnson	Style One Story	REO No	Short Sale No
	School District LAKE	Elem Lakeland Primary	Jr Lakeland Intermediate	SrH Lakeland Jr/Sr
Legal Description MARKS 1ST ADD TO OLIVER LAKE RESORT LOTS 17 & 18 & LOT 16 LESS E 10'				
Directions Head south of Lagrange on Hwy 9, turn west on 450 S. Property is on the south side of the road on the north side of Oliver Lake.				
	Inside City Limits N	City	County Zoning L1	Zoning Description

Remarks Lakefront Seasonal Cottage on Oliver Lake going to Absolute Auction on Saturday, May 20, 2023 at 3 pm! Selling Regardless of Price! This 768 SF Cottage has 110+ feet of Lake Frontage on Oliver Lake! Open Concept Cottage with 1 Bath & Screened In Porch. Great Opportunity to own Lakefront Property on Oliver Lake! Bid Live In-Person or Online! Open House: Monday, May 15th 5:30-6pm

Agent Remarks Absolute Auction: Sat. 5.20.23 3pm Open House: Mon. 5.15.23 5:30-6pm TERMS: \$10,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). Metzger Property reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Buyer Brokers

Se	Lot 0	Lot Ac/SF/Dim	0.1900 / 8,380 / 110X76.2	Lot Desc	0-2.9999, Lake
	Above Gd Fin SqFt 768	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 768
	Age 73	New Const No	Date	Ext Wood	Bsmt Slab
	Room Dimensions	Baths Full Half	Water WELL	Basement Material	# Rooms 3
	RM DIM LVL	B-Main 1 0	Sewer Septic	Dryer Hookup Gas No	Fireplace No
LR	x	B-Upper 0 0	Fuel / None	Dryer Hookup Elec No	Guest Qtrs No
D	x	B-Blw G 0 0	Heating	Dryer Hookup G/E No	Split FlrPln No
FR	x		Cooling None	Disposal No	Ceiling Fan No
KT	x	Laundry Rm Main	x	Water Soft-Owned No	Skylight No
B	x	AMENITIES Main Floor Laundry, Washer Hook-Up		Water Soft-Rented No	ADA Features No
D	x			Alarm Sys-Sec No	Fence
M	x			Alarm Sys-Rent No	Golf Course No
2B	x			Garden Tub No	Nr Wlkg Trails No
3B	x	Garage / / x /		Jet Tub No	Garage Y/N No
4B	x	Outbuilding 1 None	x	Pool No	Off Street Pk
5B	x	Outbuilding 2	x	Pool Type	
R	x	Assn Dues	Frequency Not Applicable		
LF	x	Other Fees			
EX	x	Restrictions			

Water LAKE **Wtr Name** Oliver **Water Frontage** 110.00 **Channel** 0.00

Water Features **Water Type** Lake **Lake Type** Non Ski Lake

Auctioneer Name Chad Metzger & Dodie Hart **Lic #** AC31300015 **Auction Date** 5/20/2023 **Time** 3 PM **Location** at the property

Financing: Existing **Proposed** **Excluded Party** None

Annual \$2,705.02 **Exemptions** No Exemptions **Year Taxes Payable** 2023 **Assessed Value**

Possession At closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050

Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**

Co-List Office **Co-List Agent**

Showing Instr Showingtime or Open House

List Date 4/26/2023 **Start Showing Date** **Exp Date** 7/31/2023 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No

Contract Type Exclusive Right to Sell **Buyer Broker Comp.** 3.0% **Variable Rate** No **Special List Cond.** None

Virtual **Lockbox Type** Mechanical/Comb **Lockbox Location** Front door **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold**

Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**

Sell Office **Sell Agent** **Sell**

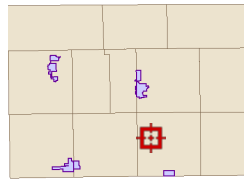
Co-Sell Office **Co-Sell**

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238



Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of



Overview



Legend

-  Parcels
-  Roads

Parcel ID	44-10-17-100-020.004-010	Alternate ID	010-17120-04	Owner Address	Glick, C Susan 113 W Spring St Lagrange, IN 46761
Sec/Twp/Rng	0017-0036-10	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
Property Address	1310 E 450 S Lagrange	Acreage	n/a		
District	Johnson Township				
Brief Tax Description	MARKS 1ST ADD TO OLIVER LAKE RESORT LOTS 17 & 18 & LOT 16 LESS E 10'				
	<i>(Note: Not to be used on legal documents)</i>				

The information in this web site represents current data from a working file which is updated continuously. Its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use. LaGrange County digital cadastral data are a representation of recorded plats and surveys for use within the Geographic Information System for purposes of data access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use

Date created: 4/13/2023
Last Data Uploaded: 4/13/2023 1:50:16 AM

This is a Live, In-Person Auction!
However, if you prefer, you are welcome to bid online.
Below are the instructions for online bidding

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to **bidmetzger.com** - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
 - Click the green "Register" button
 - Choose username
 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - Click the empty box to Agree to the Auction Terms and Conditions
 - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
 - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
 - **We WILL NOT charge your card if you are the winning bidder**
 - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

**Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com**

General Information

Parcel Number 44-10-17-100-020.004-010
Local Parcel Number 0101712004
Tax ID:

Ownership

GLICK, C SUSAN
113 W SPRING ST
LAGRANGE, IN 46761

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 06/18/2019 to 01/01/1900.

Notes

Routing Number M17NWR27

Property Class 510
1 Family Dwell - Platted Lot

Legal
MARKS 1ST ADD TO OLIVER LAKE RESORT
LOTS 17 & 18 & LOT 16 LESS E 10'



Res

Year: 2022

Location Information

County LaGrange
Township JOHNSON TOWNSHIP
District 010 (Local 010) JOHNSON TOWNSHIP
School Corp 4535 LAKELAND
Neighborhood 5100600-010 OLIVER LAKE ON WATER
Section/Plat 0017
Location Address (1) 1310 E 450 S LAGRANGE, IN 46761

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year (2022-2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes monetary values for various categories.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 50' X 100', CI 50' X 100')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Zoning

Subdivision

Lot

Market Model 5100600-010-C

Characteristics

Topography Level Flood Hazard
Public Utilities Gas, Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, April 27, 2022

Review Group 2020

Data Source N/A

Collector

Appraiser 06/12/2018 JB

Land Computations

Table with columns: Description, Value. Includes Calculated Acreage (0.19), Actual Frontage (110), Total Acres Farmland (0.00), and Total Value (\$248,000).

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1
 Style 11 1 Story Old-1959
 Finished Area 768 sqft
 Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	280	\$12,800

Plumbing

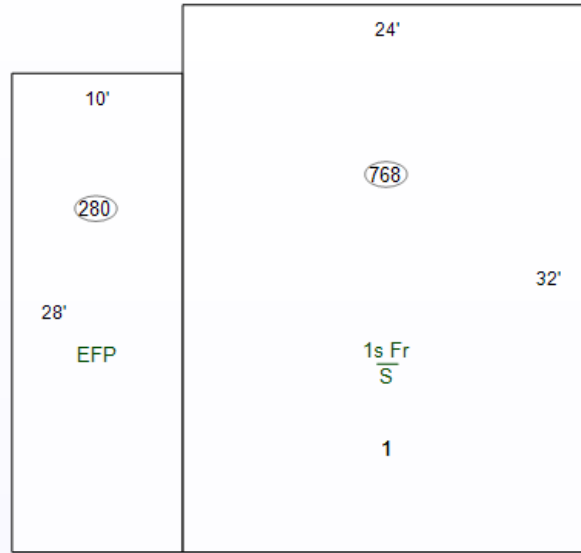
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	1
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	3

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	768	768	\$66,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	768	0	\$0	
			Total Base	\$66,600

2 **Adjustments** 1 Row Type Adj. x 1.00 \$66,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$66,600

Sub-Total, 1 Units

Exterior Features (+)	\$12,800	\$79,400
Garages (+) 0 sqft	\$0	\$79,400
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.94	
Replacement Cost		\$59,709

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family	100%	1	Wood Frame	D	1900	1950	72 A		0.94		768 sqft	\$59,709	50%	\$29,850	0%	100%	1.620	1.0000	\$48,400
2: Utility Shed 10x12	0%	1	SV	E	1992	1992	30 P		0.94		10'x12'		75%		0%	100%	1.000	1.0000	\$300

...Generation after Generation



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